

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/636 Warrigal Road, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000

&

\$1,320,000

Median sale price

Median price \$1,238,000

Property Type Townhouse

Suburb Malvern East

Period - From 02/06/2024

to

01/06/2025

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/12 Thurloo St CHADSTONE 3148	\$1,235,000	12/04/2025
2	2/732 Warrigal Rd MALVERN EAST 3145	\$1,200,000	27/03/2025
3	2/8 Mulgrave St ASHWOOD 3147	\$1,300,000	14/02/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/06/2025 08:04



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4 3 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,320,000
Median Townhouse Price
02/06/2024 - 01/06/2025: \$1,238,000

Comparable Properties



1/12 Thurloo St CHADSTONE 3148 (REI)

Agent Comments

4 3 2

Price: \$1,235,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Townhouse (Res)

2/732 Warrigal Rd MALVERN EAST 3145 (VG)

Agent Comments

4 - -

Price: \$1,200,000
Method: Sale
Date: 27/03/2025
Property Type: Flat/Unit/Apartment (Res)

2/8 Mulgrave St ASHWOOD 3147 (VG)

Agent Comments

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Price: \$1,300,000
Method: Sale
Date: 14/02/2025
Property Type: Flat/Unit/Apartment (Res)